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### 3. PROJECT DESCRIPTION

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### **INTRODUCTION**

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This section provides a comprehensive description of the project components included in the project applications for the proposed Vista Oaks Subdivision and the proposed Highlands Parcel A Subdivision. In addition, the project backgrounds, objectives, and schedules are discussed.

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### **PROJECT LOCATION**

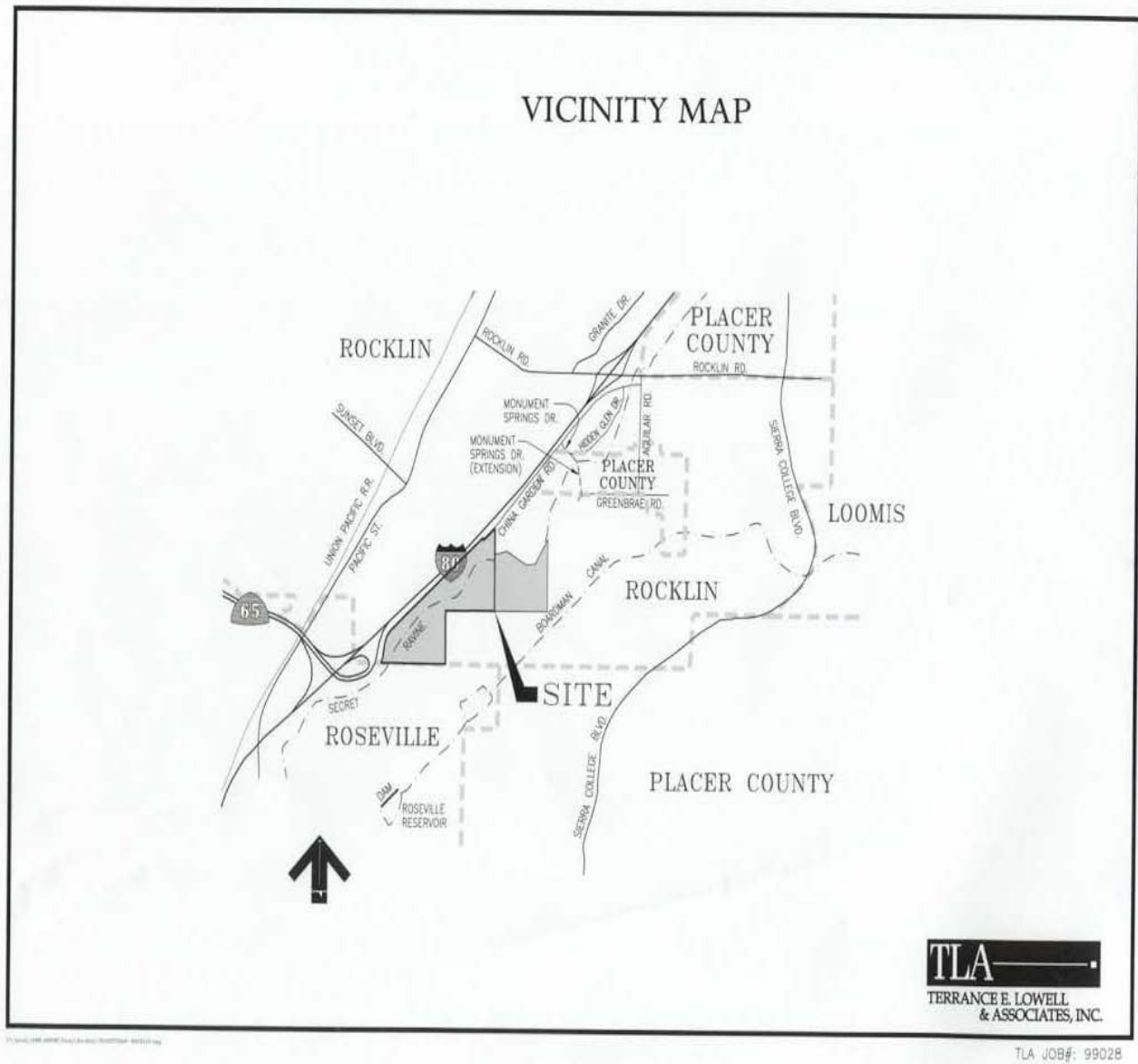
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The Vista Oaks and Highlands Parcel A properties are situated in the east-central portion of the Great Valley Province and at the western base of the Sierra Nevada foothills in Placer County, California. The two project sites are located in the southeast corner of the City of Rocklin, approximately 25 miles northeast of the City of Sacramento (See Figure 3-1, Regional Location Map). Surrounding jurisdictions include Placer County to the north and northeast, the City of Lincoln to the northwest, the Town of Loomis to the east and northeast, and the City of Roseville to the south and southwest. The proposed Vista Oaks project consists of two parcels (APNs 046-010-007 and 046-020-003) totaling approximately 93 acres. This site is located southeast of and adjacent to Interstate 80, between the terminus of China Garden Road and the State Route 65 eastbound off-ramp to eastbound I-80.

The Vista Oaks project consists of the development of 100 single-family dwelling units developed in three phases in three locations on the Vista Oaks project site in southeast Rocklin. Vista Oaks Phase I would involve the development of approximately 23 single-family residences in the northeastern portion of the project site. Phase II is located just south of Phase I on the eastern portion of the project site and includes the development of approximately 29 single-family homes. Phase III, located in the southern portion of project site, includes the development of 48 single-family homes. The proposed Highlands Parcel A project includes the development of 20 single-family homes in a single phase on an approximately 30-acre parcel (APN 046-010-006) adjoining the eastern boundary of the Vista Oaks site (See Figure 3-2, Project Location Map).

Surrounding land uses within the City of Rocklin include the Rustic Hills subdivision to the northeast, the approved Highlands subdivision to the southeast, and the Granite Lakes Estates subdivision to the east. Interstate 80 (I-80) is adjacent to the Vista Oaks project site on the northwest. Across I-80 is Rocklin's Woodside Community Planning Area. The City of Roseville is located to the south of the project sites. Sutter Roseville Medical Center is located approximately 2,200 feet southwest of the Vista Oaks property.

### Figure 3-1 Regional Location Map





Both project areas include a portion of Secret Ravine Creek and its 100-year floodplain. Secret Ravine Creek flows from the northeast to the southwest. The terrain slopes gradually downward to the west and is relatively flat on both east and west sides of Secret Ravine Creek. Site topography varies from fairly level alluvial terraces near the creek to steep, north-facing slopes to the south. Much of the area features gently rolling hills and areas with isolated knobs of granite rock. The elevation changes from approximately 184 feet above sea level along Secret Ravine Creek to approximately 280 feet along the southern boundary of Highlands Parcel A.

Vegetation communities in the project areas consist of predominantly non-native annual grassland, blue oak woodland, valley woodland, and riparian woodland. Interspersed with the grasslands are a number of small vernal pool features and significant seasonal wetland areas. Much of the riparian woodland located immediately adjacent to Secret Ravine and some of its tributaries are also wetlands. Blackberry bushes are found near drainages and near the base of some slopes where year-round moisture is present. Drainage follows the local topography from east to west and southwest.

## **PROJECT OBJECTIVES**

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The proposed Vista Oaks and proposed Highlands Parcel A subdivisions have been designed in order to meet the following basic project objectives:

1. Provide a housing type to help meet the housing needs of the region and to help the City of Rocklin to satisfy the goals of its Housing Element.
2. Provide housing opportunities to improve the jobs/housing balance in the South Placer region.
3. Preserve and incorporate existing natural resources and open space into the overall development scheme to the extent feasible. The project proposes to permanently preserve open space.
4. Provide recreational opportunities, in the form of parks, open space and trails for future residents of the project and surrounding areas.
5. Develop an economically viable project that provides a reasonable rate of return on investment for the landowner.
6. Develop a project that is consistent with the City's General Plan policies and that can generate funds to provide infrastructure improvements desirable to the City of Rocklin.
7. To assist in the implementation of the City's long-range circulation plan.
8. Accommodate alternative modes of transportation by providing key components of a regional bicycle and pedestrian system that will reduce dependency on the automobile and improve air quality.

In addition, Highlands Parcel A would achieve the following objective:

Establish a roadway connection via Monument Springs Drive from the Granite Lakes Estates subdivision to the Vista Oaks project site.